066.0	0005	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	750,300 / 750,300
					USE VALUE:	750,300 / 750,300
					ASSESSED:	750,300 / 750,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		JOHNSON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HAYES CHARLES W/TRUSTEE
Owner 2:	HAYES MARY ANNE/TR &
Owner 3:	HAYES KEVIN C/TR OF CHARLES &
Street 1:	1 SYMMES RD
Street 2:	# 414
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HAYES CHARLES W/ETAL -
Owner 2:	HAYES MARY ANNE -
Street 1:	31 JOHNSON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .158 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Vinyl Exterior and 1674 Square Feet, with 1 Unit, 0 Bath, 1 3/4 Bath, 2 HalfBaths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6878.000	307,000	4,900	438,400	750,300
Total Card	0.158	307,000	4,900	438,400	750,300
Total Parcel	0.158	307,000	4,900	438,400	750,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 448.21 /Parcel: 448.21

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 42527
GIS Ref:
GIS Ref:
Insp Date: 11/09/18

Parcel ID: 066.0-0005-0009.0

!5691!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	307,000	4900	6,878.	438,400	750,300		Year end	12/23/2021
2021	101	FV	297,500	4900	6,878.	438,400	740,800		Year End Roll	12/10/2020
2020	101	FV	297,500	4900	6,878.	438,400	740,800	740,800	Year End Roll	12/18/2019
2019	101	FV	239,000	4900	6,878.	407,100	651,000	651,000	Year End Roll	1/3/2019
2018	101	FV	239,000	4900	6,878.	407,100	651,000	651,000	Year End Roll	12/20/2017
2017	101	FV	239,000	4900	6,878.	357,000	600,900	600,900	Year End Roll	1/3/2017
2016	101	FV	239,000	4900	6,878.	325,700	569,600	569,600	Year End	1/4/2016
2015	101	FV	233,100	4900	6,878.	288,100	526,100	526,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	02:36:57

LAST REV

Date	Time
10/22/21	10:12:18
jorourke	

PAT ACCT. 5691

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAYES CHARLES W	64752-559		1/5/2015	Convenience	1	No	No		
HAYES CHARLES W	26733-65		10/8/1996		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/22/2021	Mail Update	JO	Jenny O
11/9/2018	Meas/Inspect	BS	Barbara S
12/23/2008	Meas/Inspect	163	PATRIOT
10/24/2000	Hearing Chag	201	PATRIOT
10/7/1999	Meas/Inspect	267	PATRIOT
7/31/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	42527
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6878		Sq. Ft.	Site		0	70.	0.91	12									438,437						438,400	

Total AC/HA: 0.15790 | Total SF/SM: 6878 | Parcel LUC: 101 One Family | Prime NB Desc ARLINGTON | Total: 438,437 | Spl Credit | Total: 438,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			31 %

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.27724004
Const Adj.:	0.98990101
Adj $ / SQ:	164.364
Other Features:	77544
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	444958
Depreciation:	137937
Depreciated Total:	307021

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 7 | BRs: 3 | Baths: | HB 2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

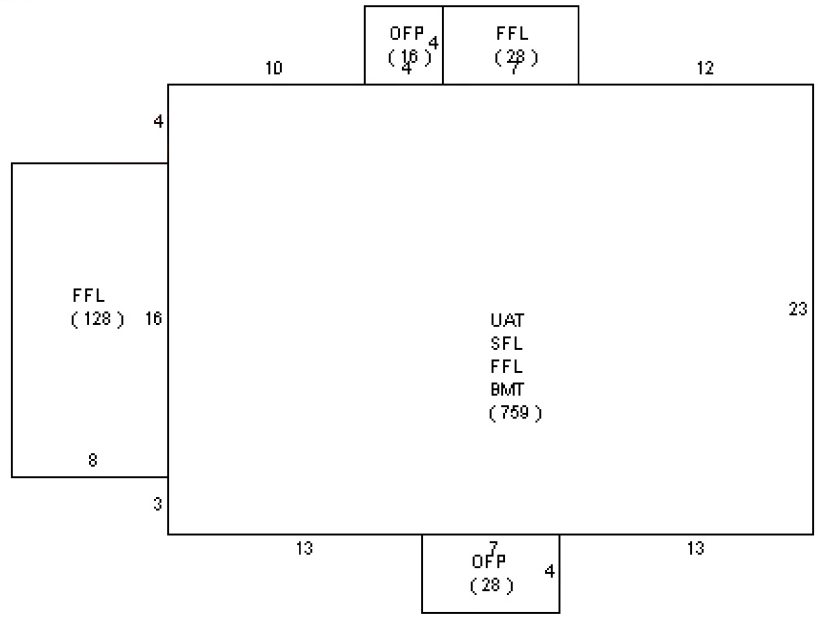
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	180.80
Special Features:	0	Val/Su Net:	115.11
Final Total:	307000	Val/Su SzAd	183.39

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	915	164.360	150,393
BMT	Basement	759	49.310	37,426
SFL	Second Floor	759	164.360	124,753
UAT	Upper Attic	190	65.750	12,475
OFP	Open Porch	44	43.560	1,916

Net Sketched Area: 2,667 | Total: 326,963

Size Ad 1674 | Gross Area 3236 | FinArea 1674

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 066.0-0005-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X19	A	AV	1931	21.58	T	40	101			4,900			4,900

More: N | Total Yard Items: 4,900 | Total Special Featues: | Total: 4,900

IMAGE

AssessPro Patriot Properties, Inc